169.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	761,900 / 761,900
					USE VALUE:	761,900 / 761,900
					ASSESSED:	761,900 / 761,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
231		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WIHBEY JOHN & CARRIE
Owner 2:	
Owner 3:	
Street 1:	231 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRONSTEIN ALAN H/ETAL -
Owner 2:	BRONSTEIN DIANE E -
Street 1:	231 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,395 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1524 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7395.000	312,600		449,300	761,900
Total Card	0.170	312,600		449,300	761,900
Total Parcel	0.170	312,600		449,300	761,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 499.93 | /Parcel: 499.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 111738

GIS Ref

GIS Ref

Insp Date 06/26/18

!13044!

PREVIOUS ASSESSMENT

Parcel ID: 169.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	312,600	0	7,395.	449,300	761,900	761,900	Year End Roll	12/18/2019
2019	101	FV	240,100	0	7,395.	449,300	689,400	689,400	Year End Roll	1/3/2019
2018	101	FV	247,800	0	7,395.	378,700	626,500	626,500	Year End Roll	12/20/2017
2017	101	FV	247,800	0	7,395.	346,600	594,400	594,400	Year End Roll	1/3/2017
2016	101	FV	247,800	0	7,395.	295,300	543,100	543,100	Year End	1/4/2016
2015	101	FV	233,900	0	7,395.	256,700	490,600	490,600	Year End Roll	12/11/2014
2014	101	FV	227,000	0	7,395.	237,500	464,500	464,500	Year End Roll	12/16/2013
2013	101	FV	227,000	0	7,395.	225,900	452,900	452,900		12/13/2012

PRINT

Date	Time
12/11/20	03:03:25

LAST REV

Date	Time
08/08/18	10:30:04

apro

PAT ACCT. 13044

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRONSTEIN ALAN	1437-137		7/11/2013		591,000	No	No		
ROBILLARD ROSEM	1153-96		3/29/1996		219,000	No	No		Y

USER DEFINED

Prior Id # 1:	111738
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/31/2004	819	Redo Bat	11,500	C		G6	GR FY06	
7/9/1993	312	Manual	850					REBUILD STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	Info By Phon	DGM	D Mann
6/26/2018	MEAS&NOTICE	CC	Chris C
3/19/2009	Missed Appt.	163	PATRIOT
12/15/2008	Measured	336	PATRIOT
4/6/2005	Permit Visit	BR	B Rossignol
12/9/1999	Meas/Inspect	243	PATRIOT
7/24/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7395		Sq. Ft.	Site		0	70.	0.87	7									449,294						449,300	

Total AC/HA: 0.16977 | Total SF/SM: 7395 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 449,294 | Spl Credit | Total: 449,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33897638
Const Adj.:	0.98990101
Adj $ / SQ:	165.682
Other Features:	70750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383971
Depreciation:	71419
Depreciated Total:	312552

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

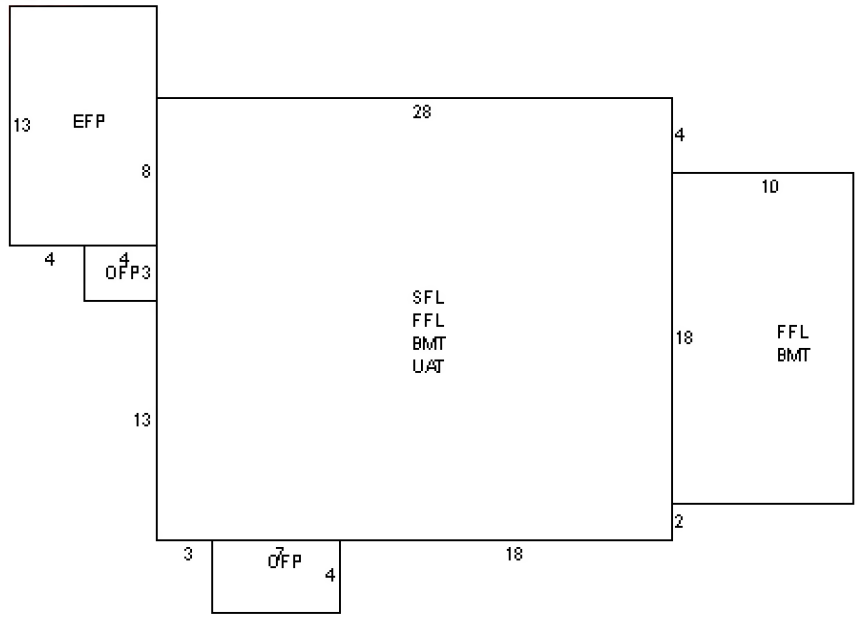
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.68
Special Features:	0	Val/Su Net:	116.29
Final Total:	312600	Val/Su SzAd	205.12

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	852	49.700	42,348
FFL	First Floor	852	165.680	141,161
SFL	Second Floor	672	165.680	111,338
UAT	Upper Attic	168	66.270	11,134
EFP	Enclos Porch	104	52.860	5,498
OFP	Open Porch	40	43.560	1,742

Net Sketched Area:	2,688			Total:	313,221
Size Ad	1524	Gross Are	3192	FinArea	1524

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc